

IN RE: PETITION FOR SPECIAL EXCEPTION *
SE of Hunters Mill Road;
E of McComas Road
(2336 McComas Road)
10th Election District
3rd Councilmanic District
Ernestine R. Chambers, et al
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-380-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a school, as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Ernestine R. Chambers, Roger B. Cutter and Brenda R. Cutter, appeared, testified, and were represented by S. Eric DiNenna, Esquire. Also appearing on behalf of the Petition were Donald F. Webb, Jr., Director of The Whispering Oaks School, Contract Lessee of the subject property; and Paul Lee of Paul Lee Engineering. There were no Protestants.

Testimony indicated that the subject property, zoned R.C.2, consists of approximately 20.17 acres, more or less, and is the site of the Whispering Oaks School. The Petitioners propose using Parcel A, which consists of 1.43 acres, plus or minus, for the purpose of establishing a one room private school for grades Kindergarten through 8th. Testimony indicated that the number of students would range from 9 to a maximum of 15. Petitioners request includes the right to add one additional building in the future on Parcel A as depicted on Petitioner's Exhibit 1. Testimony indicated that if the building is added, no greater than 15 additional students would be permitted. Testimony presented indicated that the proposed buildings and use as set forth in Petitioner's Exhibit 1 satisfies all of the requirements of the Baltimore County Zoning Regulations (B.C.Z.R.) with regard to Section 502.1.

The Petitioners seek relief from Section 1A01.2C.19, pursuant to Section 502.1 of the B.C.Z.R.

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for School.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 47405

DATE 12/26/87 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED FROM S. Eric DiNenna, P.A.

FOR Filing Fee for Special Exception

VALIDATION OR SIGNATURE OF CASHIER

White Hall, Maryland, 21161

City and State

Attorney for Petitioner:

S. Eric DiNenna

(Type in Print Name)

Signature

409 Washington Ave., Suite 600

Address

Towson, MD, 21204

City and State

Attorney's Telephone No.: 296-6820

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
Zoning Commissioner
TO: _____
P. David Fields
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-380-X

Date: April 7, 1988

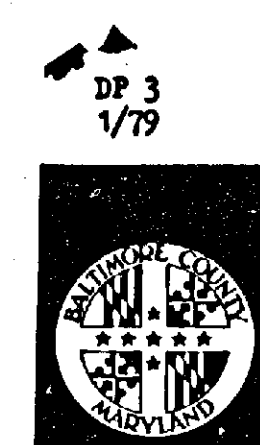
This office is not opposed to the granting of the subject request.

P. David Fields per J. Haines
Director

PDF:HSK:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
APR 8 1988
ZONING OFFICE



Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

County Executive Dennis P. Hargues		APPLICATION FOR PERMIT BALTIMORE COUNTY MARYLAND OFFICE OF THE BUILDING ENGINEER TOWSON, MARYLAND 21204	
3-9	19-00-008535	98701	10 1
BUILDING ADDRESS MCCOMAS RD. 2336		DATE OF PERMIT APR 8 1988	
OWNER'S NAME ROGER & BRENDA CUTTER ERNESTINE CHAMBERS		PERMIT NO. 98701	
MAILING ADDRESS OF OWNER 2336 MCCOMAS RD. WHITE HALL, MD. 21161		DATE OF EXPIRATION 10 1	
TENANT		BUILDING TYPE UNDETERMINED	
ENGINEER OR ARCHITECT		TRANSFER DESCRIPTION WS MCCOMAS RD.	

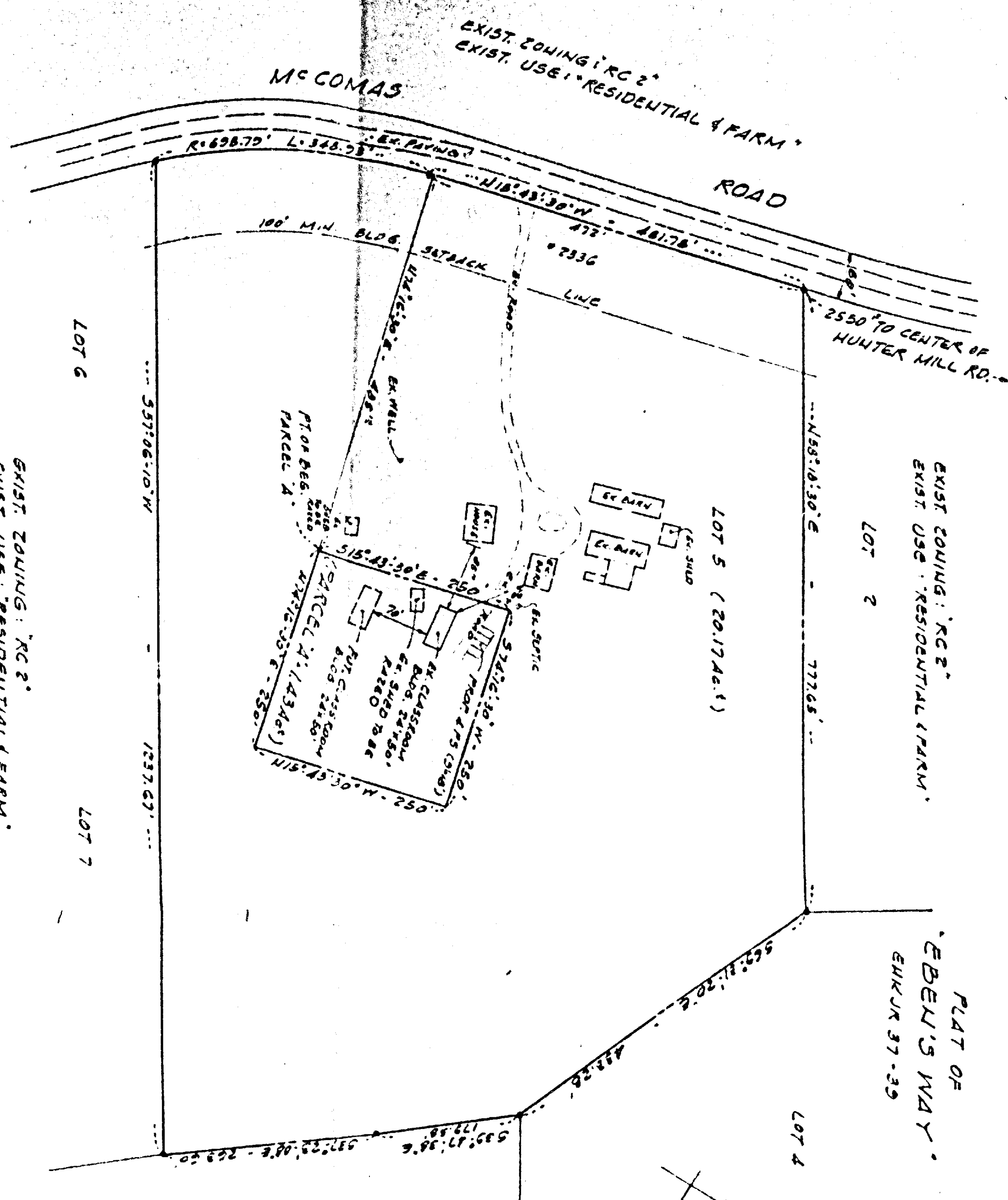
A. TYPE OF IMPROVEMENT		C. TYPE OF USE	
1. <input checked="" type="checkbox"/> NEW BUILDING CONSTRUCTION		1. <input checked="" type="checkbox"/> ONE FAMILY	
2. <input type="checkbox"/> ADDITION		2. <input type="checkbox"/> TWO FAMILY	
3. <input type="checkbox"/> ALTERATION		3. <input type="checkbox"/> THREE AND FOUR FAMILY	
4. <input type="checkbox"/> REPAIR		4. <input type="checkbox"/> ONE OR MORE FAMILY DWELLING UNITS	
5. <input type="checkbox"/> WRECKED BUILT UP NO LIMITS IN EXISTED		5. <input type="checkbox"/> DINING ROOM	
6. <input type="checkbox"/> MOVING		6. <input type="checkbox"/> GARAGE	
7. <input type="checkbox"/> OTHER		7. <input type="checkbox"/> OTHER	
DESIGNER PROPOSED WITH <input type="checkbox"/> LAND OF FARM CODE		8. <input type="checkbox"/> NON-RESIDENTIAL	
K19884		9. <input type="checkbox"/> ADJUTANT GENERAL PLACE OF ASSEMBLY	
CONSTRUCT FOUNDATION FOR AND ERECT STATE		10. <input type="checkbox"/> SCHOOL	
APPROVED INDUSTRIALIZED SCHOOL BLDG.		11. <input type="checkbox"/> OTHER	
BALTO. COUNTY SCHOOL		12. <input type="checkbox"/> OTHER	
CASE #88-380-OK J.D.-ZONING PROVISIONALLY		13. <input type="checkbox"/> OTHER	
APPROVES THIS PERMIT: THE SCHOOL USE IS		14. <input type="checkbox"/> OTHER	
CONDITIONED ON THE GRANT OF THE SPECIAL EXCEPTION		15. <input type="checkbox"/> OTHER	
REQUESTED. IF DENIED THIS APPROVAL IS VOID AND		16. <input type="checkbox"/> OTHER	
THE SCHOOLHOUSE MUST CEASE.		17. <input type="checkbox"/> OTHER	
1. <input type="checkbox"/> PRIVATELY OWNED		18. <input type="checkbox"/> OTHER	
2. <input type="checkbox"/> PUBLICLY OWNED		19. <input type="checkbox"/> OTHER	
LIMITED CODE OF MATERIAL & LABOR		20. <input type="checkbox"/> OTHER	
20,000		21. <input type="checkbox"/> OTHER	
2. EXISTING USE		22. <input type="checkbox"/> OTHER	
SCHOOL		23. <input type="checkbox"/> OTHER	
FARM		24. <input type="checkbox"/> OTHER	

THIS PERMIT MUST BE POSTED
SEE OTHER SIDE FOR INSPECTIONS

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
PARCEL A
2336 MCCOMAS ROAD
10' WIDE DIST BALTIMORE CO. MD
SCALE: 1"=100' NOV 11, 1987

PAUL LEE ENGINEERING, INC.
504 W PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

87-077



GENERAL NOTES

1. AREA OF PROPERTY = 20.17 AC
2. EXISTING ZONING OF PROPERTY = "RC-2"
3. EXISTING USE OF PROPERTY = "WATERING CREEK SCHOOL"
4. PROPOSED ZONING OF PROPERTY = "RC-2"
5. PROPOSED USE OF PROPERTY = "WATERING CREEK SCHOOL"
6. OFF-STREET PARKING REQUIRED:
A. 1700 STUDENT BLDG (124,500)
B. 5700 STUDENTS (124,500)
C. 1.5 PS
D. 2.5 PS
E. 4.75 PS
F. 1.5 PS
G. 1.5 PS
H. 1.5 PS
I. 1.5 PS
J. 1.5 PS
K. 1.5 PS
L. 1.5 PS
M. 1.5 PS
N. 1.5 PS
O. 1.5 PS
P. 1.5 PS
Q. 1.5 PS
R. 1.5 PS
S. 1.5 PS
T. 1.5 PS
U. 1.5 PS
V. 1.5 PS
W. 1.5 PS
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AA. 1.5 PS
AB. 1.5 PS
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AD. 1.5 PS
AE. 1.5 PS
AF. 1.5 PS
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AH. 1.5 PS
AI. 1.5 PS
AJ. 1.5 PS
AK. 1.5 PS
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AO. 1.5 PS
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BN. 1.5 PS
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BS. 1.5 PS
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BX. 1.5 PS
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CB. 1.5 PS
CC. 1.5 PS
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DC. 1.5 PS
DD. 1.5 PS
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DF. 1.5 PS
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DH. 1.5 PS
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NX. 1.5 PS
NY. 1.5 PS
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OB. 1.5 PS
OC. 1.5 PS
OD. 1.5 PS
OE. 1.5 PS
OF. 1.5 PS
OG. 1.5 PS
OH. 1.5 PS
OI. 1.5 PS
OJ. 1.5 PS
OK. 1.5 PS
OL. 1.5 PS
OM. 1.5 PS
ON. 1.5 PS
OO. 1.5 PS
OP. 1.5 PS
OQ. 1.5 PS
OR. 1.5 PS
OS. 1.5 PS
OT. 1.5 PS
OU. 1.5 PS
OV. 1.5 PS
OW. 1.5 PS
OX. 1.5 PS
OY. 1.5 PS
OZ. 1.5 PS
PA. 1.5 PS
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PM. 1.5 PS
PN. 1.5 PS
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PP. 1.5 PS
PQ. 1.5 PS
PR. 1.5 PS
PS. 1.5 PS
PT. 1.5 PS
PU. 1.5 PS
PV. 1.5 PS
PW. 1.5 PS
PX. 1.5 PS
PY. 1.5 PS
PZ. 1.5 PS
QA. 1.5 PS
QB. 1.5 PS
QC. 1.5 PS
QD. 1.5 PS
QE. 1.5 PS
QF. 1.5 PS
QG. 1.5 PS
QH. 1.5 PS
QI. 1.5 PS
QJ. 1.5 PS
QK. 1.5 PS
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QM. 1.5 PS
QN. 1.5 PS
QO. 1.5 PS
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QV. 1.5 PS
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QX. 1.5 PS
QY. 1.5 PS
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RC. 1.5 PS
RD. 1.5 PS
RE. 1.5 PS
RF. 1.5 PS
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RP. 1.5 PS
RQ. 1.5 PS
RR. 1.5 PS
RS. 1.5 PS
RT. 1.5 PS
RU. 1.5 PS
RV. 1.5 PS
RW. 1.5 PS
RX. 1.5 PS
RY. 1.5 PS
RZ. 1.5 PS
SA. 1.5 PS
SB. 1.5 PS
SC. 1.5 PS
SD. 1.5 PS
SE. 1.5 PS
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SK. 1.5 PS
SL. 1.5 PS
SM. 1.5 PS
SN. 1.5 PS
SO. 1.5 PS
SP. 1.5 PS
SQ. 1.5 PS
SR. 1.5 PS
SS. 1.5 PS
ST. 1.5 PS
SU. 1.5 PS
SV. 1.5 PS
SW. 1.5 PS
SX. 1.5 PS
SY. 1.5 PS
SZ. 1.5 PS
TA. 1.5 PS
TB. 1.5 PS
TC. 1.5 PS
TD. 1.5 PS
TE. 1.5 PS
TF. 1.5 PS
TG. 1.5 PS
TH. 1.5 PS
TI. 1.5 PS
TJ. 1.5 PS
TK. 1.5 PS
TL. 1.5 PS
TM. 1.5 PS
TN. 1.5 PS
TO. 1.5 PS
TP. 1.5 PS
TQ. 1.5 PS
TR. 1.5 PS
TS. 1.5 PS
TT. 1.5 PS
TU. 1.5 PS
TV. 1.5 PS
TW. 1.5 PS
TX. 1.5 PS
TY. 1.5 PS
TZ. 1.5 PS
UA. 1.5 PS
UB. 1.5 PS
UC. 1.5 PS
UD. 1.5 PS
UE. 1.5 PS
UF. 1.5 PS
UG. 1.5 PS
UH. 1.5 PS
UI. 1.5 PS
UJ. 1.5 PS
UK. 1.5 PS
UL. 1.5 PS
UM. 1.5 PS
UN. 1.5 PS
UO. 1.5 PS
UP. 1.5 PS
UQ. 1.5 PS
UR. 1.5 PS
US. 1.5 PS
UT. 1.5 PS
UU. 1.5 PS
UV. 1.5 PS
UW. 1.5 PS
UX. 1.5 PS
UY. 1.5 PS
UZ. 1.5 PS
VA. 1.5 PS
VB. 1.5 PS
VC. 1.5 PS
VD. 1.5 PS
VE. 1.5 PS
VF. 1.5 PS
VG. 1.5 PS
VH. 1.5 PS
VI. 1.5 PS
VJ. 1.5 PS
VK. 1.5 PS
VL. 1.5 PS
VM. 1.5 PS
VN. 1.5 PS
VO. 1.5 PS
VP. 1.5 PS
VQ. 1.5 PS
VR. 1.5 PS
VS. 1.5 PS
VT. 1.5 PS
VU. 1.5 PS
VV. 1.5 PS
VW. 1.5 PS
VX. 1.5 PS
VY. 1.5 PS
VZ. 1.5 PS
WA. 1.5 PS
WB. 1.5 PS
WC. 1.5 PS
WD. 1.5 PS
WE. 1.5 PS
WF. 1.5 PS
WG. 1.5 PS
WH. 1.5 PS
WI. 1.5 PS
WJ. 1.5 PS
WK. 1.5 PS
WL. 1.5 PS
WM. 1.5 PS
WN. 1.5 PS
WO. 1.5 PS
WP. 1.5 PS
WQ. 1.5 PS
WR. 1.5 PS
WS. 1.5 PS
WT. 1.5 PS
WU. 1.5 PS
WV. 1.5 PS
WW. 1.5 PS
WX. 1.5 PS
WY. 1.5 PS
WZ. 1.5 PS
XA. 1.5 PS
XB. 1.5 PS
XC. 1.5 PS
XD. 1.5 PS
XE. 1.5 PS
XF. 1.5 PS
XG. 1.5 PS
XH. 1.5 PS
XI. 1.5 PS
XJ. 1.5 PS
XK. 1.5 PS
XL. 1.5 PS
XM. 1.5 PS
XN. 1.5 PS
XO. 1.5 PS
XP. 1.5 PS
XQ. 1.5 PS
XR. 1.5 PS
XS. 1.5 PS
XT. 1.5 PS
XU. 1.5 PS
XV. 1.5 PS
XW. 1.5 PS
XX. 1.5 PS
XY. 1.5 PS
XZ. 1.5 PS
YA. 1.5 PS
YB. 1.5 PS
YC. 1.5 PS
YD. 1.5 PS
YE. 1.5 PS
YF. 1.5 PS
YG. 1.5 PS
YH. 1.5 PS
YI. 1.5 PS
YJ. 1.5 PS
YK. 1.5 PS
YL. 1.5 PS
YM. 1.5 PS
YN. 1.5 PS
YO. 1.5 PS
YP. 1.5 PS
YQ. 1.5 PS
YR. 1.5 PS
YS. 1.5 PS
YT. 1.5 PS
YU. 1.5 PS
YV. 1.5 PS
YW. 1.5 PS
YX. 1.5 PS
YY. 1.5 PS
YZ. 1.5 PS
ZA. 1.5 PS
ZB. 1.5 PS
ZC. 1.5 PS
ZD. 1.5 PS
ZE. 1.5 PS
ZF. 1.5 PS
ZG. 1.5 PS
ZH. 1.5 PS
ZI. 1.5 PS
ZJ. 1.5 PS
ZK. 1.5 PS
ZL. 1.5 PS
ZM. 1.5 PS
ZN. 1.5 PS
ZO. 1.5 PS
ZP. 1.5 PS
ZQ. 1.5 PS
ZR. 1.5 PS
ZS. 1.5 PS
ZT. 1.5 PS
ZU. 1.5 PS
ZV. 1.5 PS
ZW. 1.5 PS
ZX. 1.5 PS
ZY. 1.5 PS
ZZ. 1.5 PS

VICINITY MAP
SCALE: 1"=2000'